

August 19, 2013

Mr. Brian Pedrotti, Project Manager
County Planning and Building Department
976 Osos St. Room 300
San Luis Obispo, CA 93408-2040

RE: RDEIR, Laetitia Agricultural Cluster Subdivision

Dear Mr. Pedrotti:

As was true of the previous environmental impact reports related to the proposed Laetitia project, the current RDEIR fails to adequately address the issues related to the uncertain water supply of the project, the mitigation of traffic on existing roadways, and the biological damage to adjacent Los Berros Creek.

Concerning the water supply, it is already well known that the Nipomo area is experiencing a water shortage as indicated by the failure of various wells in the areas near the Laetitia project boundaries. Current NOAA reports indicate our area is in a severe drought (<http://droughtmonitor.unl.edu/>). Water studies and reports previously submitted to the County and referenced in the RDEIR (for example the April 23, 2009 Fugro West Inc. Hydrogeologic Peer Review) indicate that the safe yield, recharge, and storage data used by the project applicant are misleading and in fact incorrect since by nature the underlying fractured shale aquifer is unable to provide a reliable source of water for the project.

Concerning traffic, the proposed project relies for circulation on existing winding and narrow roads. Already somewhat dangerous because of sight distance issues and lack of adequate shoulders for pulling off, the added daily traffic volume associated with the proposed development would greatly increase the risk of using these roadways. My home is directly adjacent to the Laetitia property to the south and east and I use the roads on a daily basis, so I know first-hand that they are not adequate to support the projected daily car trips that would be associated with the Laetitia project. The most dangerous road section is the "S" curve southeast of the intersection of Upper Los Berros Road and North Dana Foothill Road, which is not addressed at all in the RDEIR.

Concerning the biological damage to Los Berros Creek, Laetitia's pumping of groundwater for irrigation has already effectively dried up the lower reaches of the watershed. Since the creek bed crosses my property I am very well aware that the creek no longer flows even during years with average rainfall. Since I have lived adjacent to Laetitia since 2005 and have observed the flow of the creek since that time, I know first-hand that the expansion of the grape plantings has required significantly more pumping of groundwater and is the direct cause of the creek no longer flowing across my property or further downstream. Prior to the expansion of the grape plantings, the creek flowed either year round or ten to eleven months of the year even in years with less than average rainfall. Since the proposed Laetitia development calls for an increase in

grape acreage in addition to the dwelling units and the future dude ranch, there can be no question that Los Berros Creek will never again flow across or downstream of my property if the project is approved. A dry creek bed does not support the wildlife that used to thrive in the area so it would seem that the resultant damage to the Los Berros Creek ecosystem will be permanent .

The REDIR does not indicate that the above issues are adequately mitigated by the proposed project, so I must conclude that the Laetitia Subdivision should be denied until these issues are addressed.

Sincerely,

A handwritten signature in cursive script that reads "Mark Fugate". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Mark Fugate

620 Spring Canyon Lane

Nipomo, CA 93444

(805) 481-4695